2813 FOURTH AVENUE WEST

STREAMLINE DESIGN REVIEW

NOVEMBER 30, 2017

SCALE DESIGN

SDCI PROJECT NUMBER: 3029801

ADDRESS: 2813 FOURTH AVENUE WEST
SEATTLE WASHINGTON
98119

OWNER 2813 4TH Ave West LLC
APPLICANT Curtis Bigelow
Scale Design

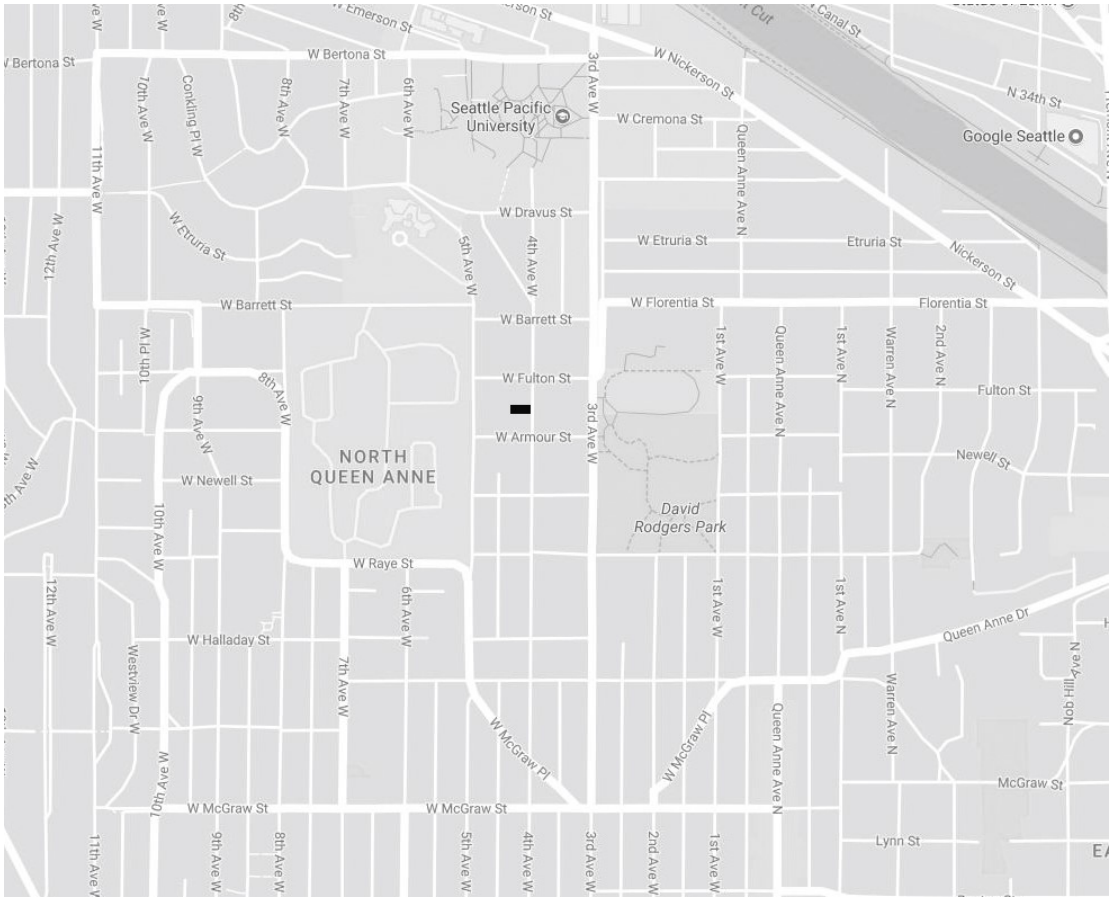
INDEX

CONTEXT

Located on the northern side of Queen Anne Hill, the site isin an older, traditional neighborhood. Nearby, ample open space is provided by David Rodgers Park, including the Queen Anne Bowl Playfield, and the Mount Pleasant Cemetery. Further north, Seattle Pacific University, surrounded by larger apartment buildings, separate this neighborhood from the Fremont Cut and West Nickerson Street. Nickerson offers churches, restaurants, and other services. A smaller neighborhood commercial area is located south, on West McGraw Street, at an easy walking distance. Fremont is just across the bridge.

In general, street parking is augmented by private garages and drives mostly accessed off alleys.

North of the site, zoning intensifies around the school (LR2 & LR3),beyond which C1 & C2 lines Nickerson. SF500 dominates to the east, west and south.



CONTEXT
NEIGBHOROOD CIRCULATION

TRANSIT

Bus routes #3, #4, #13, and #29 travel down Third Avenue. The nearest stop(41270) is approximately two blocks away on 3rd Avenue

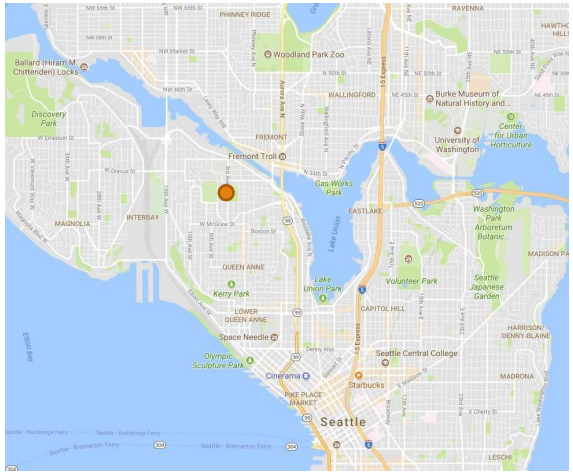
BICYCLE

Nickerson has a protected bike lane and a multi use trail, the South Ship Canal Trail, follows the Cut. A climbing lane along Queen Anne Avenue ends at Smith Street.

AUTOMOBILE

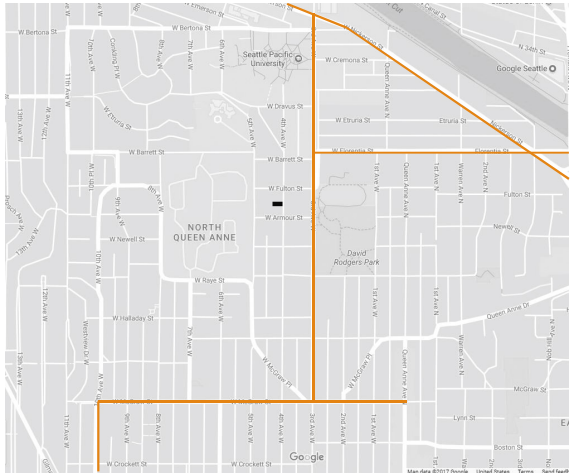
Arterials, such as Queen Anne Avenue, Nickerson St, and Queen Anne Drive connect the neighborhood to Hwy 99, 15th Avenue W and I-5 (via Mercer).

2813 FOURTH AVENUE WEST

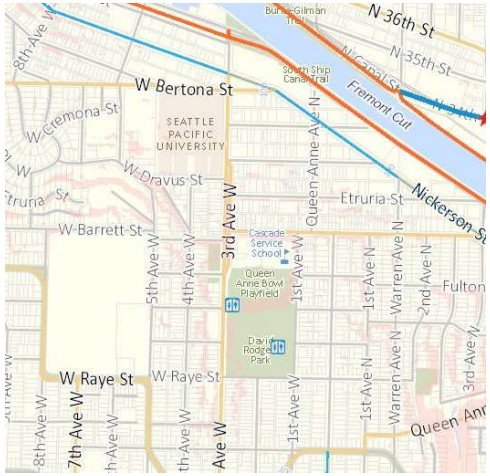


LOCATION IN CITY

TRANSIT MAP



NEIGHBORHOOD MAP



BICYCLE MAP

CONTEXT

IMMEDIATE CONTEXT

The thin, two block wide strip typifies a quiet residential neighborhood. Mid sized house with detached garages accessed off the alley, are surrounded by mature landscaping. Although zoned LR, the neighborhood is currently dominated by single family homes with the occasional multifamily building. Most of the structures appear original. New multistory rowhouse style development is beginning to occur in the area.

Hilly, gridded streets are lined with sidewalks on both sides with the occasional street tree in planting strips. Street parking is available along most streets.

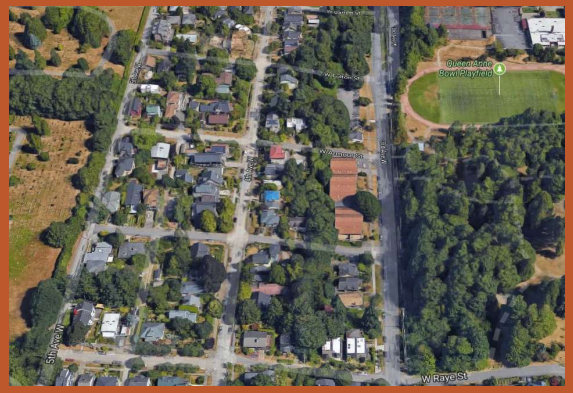
Massing is typified two and three stories with a variety of bay windows, dormers, porches, and simple forms. Most are topped with gable roofs. Houses are typically clad in lap wood and shingle siding with the occasional masonry accent. Inset garages, porches and front doors face the street. Windows are often ganged with contrasting trim. Colors are subdued.

2813 FOURTH AVENUE WEST

SITE ANALYSIS

IMMEDIATE CONTEXT

Development around the site is mostly residential. Older homes date from the early 20th century, with occasional midcentury examples. Newer construction is a mix of contemporary design and neo-traditional construction. Houses consistently are sided with a variety of materials, painted a single color with accent materials and colors used sparingly. Grouped windows, wide trim, and sloped roofs are common. In general, it is a typical neighborhood that is slowly densifying.



2813 FOURTH AVENUE WEST


2903 4th AVE W


418 BARRETT STREET


415 FULTON STREET


2623 FOURTH AVE W


2706 FOURTH AVE W


422 FULTON STREET


2702 FOURTH AVE W


2716 5TH AVE W


MOUNT PLEASANT CEMETEREY

SITE ANALYSIS

ZONING SUMMARY

PARCEL NUMBER: 097600-0596
PARCEL SIZE: 2720SF
ZONING: LR1
OVERLAYS: NONE
ECA: STEEP SLOPE (exempted)

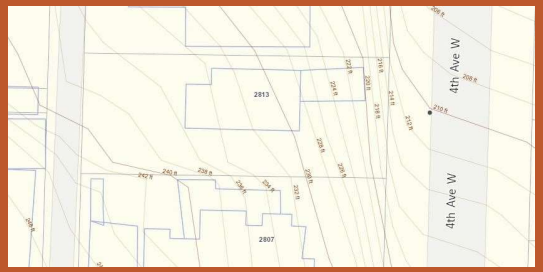
2813 FOURTH AVENUE WEST

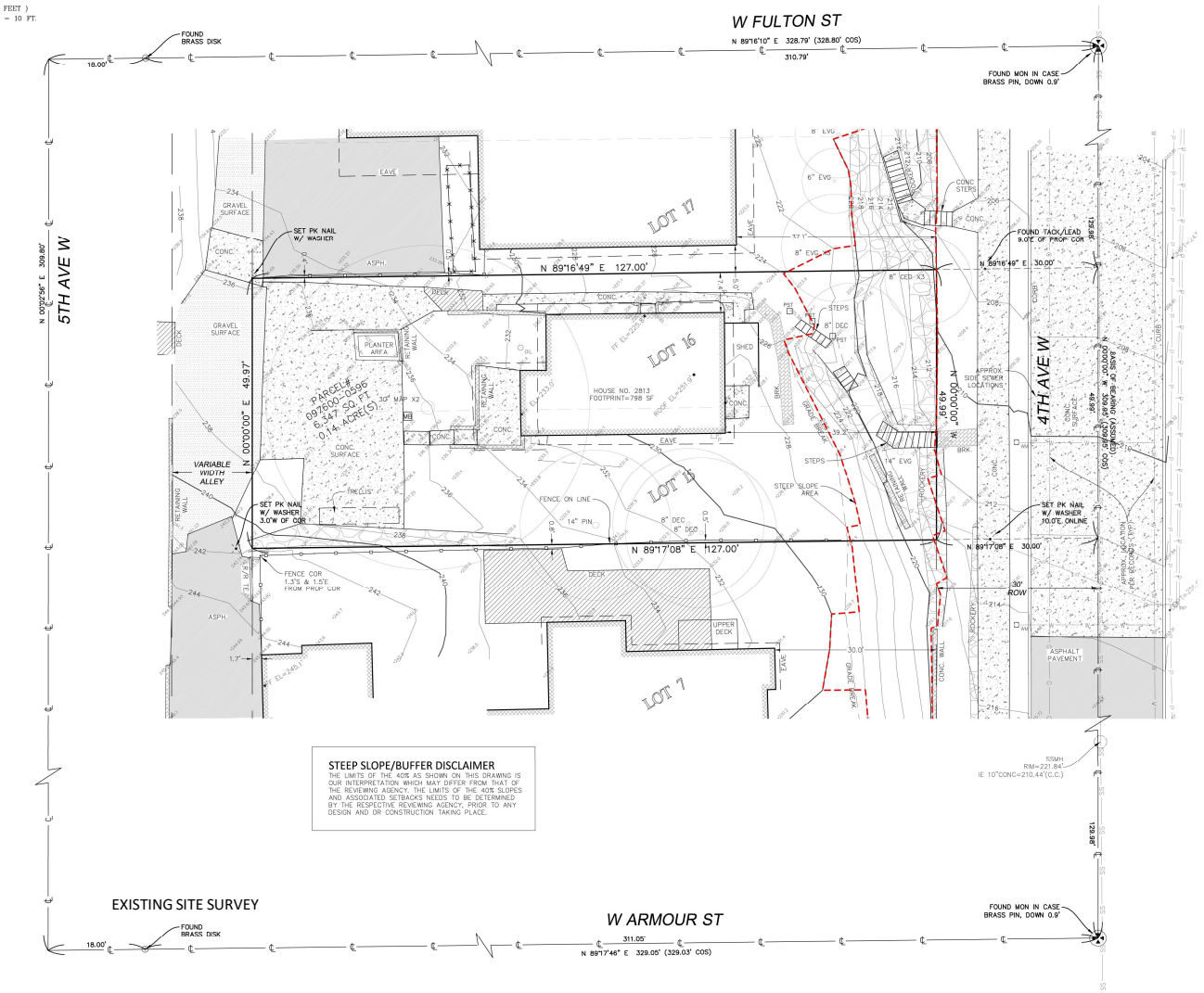
CODE REFERENCE	REQUIREMENT	PROVIDED
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	TOWNHOUSE 1.1 WITH GREEN BUILDING PERFORMANCE STANDARDS 2958 X 1.1 = 3253.8SF	TOWNHOUSE 3140.9SF
23.45.512 DENSITY LIMIT	TOWNHOUSE 1/1600 (85%)1600x2x85% = 2720SF	TOWNHOUSE 2 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 30’ PARAPETS: +4’ STAIR PENTHOUSE: +10’	29’-10” +42” PARAPETS + 10’-1” STAIR PENTHOUSE
23.45.518 SETBACK REQUIREMENTS	FRONT: 7’ REAR: 7’ AVERAAGE SIDE: 5’ MIN	FRONT: 7’-6.5” REAR: 27’-5” SIDE: 5’-1” (EXCEPT AT BAY PROJECTION – REQUESTING ADJUSTMENT TO 3’-0”) SEE PAGE 24)
23.45.522 AMENITY AREA	A1. TOTAL AMENITY AREA : 25% X 2720SF = 680SF A2. MIN 50% AT GRADE: 680SFx50% = 340SF	TOTAL AMENITY AREA: 1057SF AT GRADE: 397SF
23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH	65% OF SIDE LOT LINE WITHIN 14’ OF LOT LINE: 74’ x 65% = 48.1’	39’-0” (53%)
23.34.527 LANDSCAPING	GREEN FACTOR 0.6	
23.54.015 REQUIRED PARKING	TABLE B.1 : 1:1 50% REDUCTION FOR FTS 2 UNITS x50% = 1	2 PARKING SPACES
23.45.015 BICYCLE PARKING	TABLE D.D.2 LONG TERM: 1 PER 4 UNITS TABLE D.D.2 SHORT TERM: NA	LONG TERM : 2 SPACES

SITE ANALYSIS

EXISTING SITE

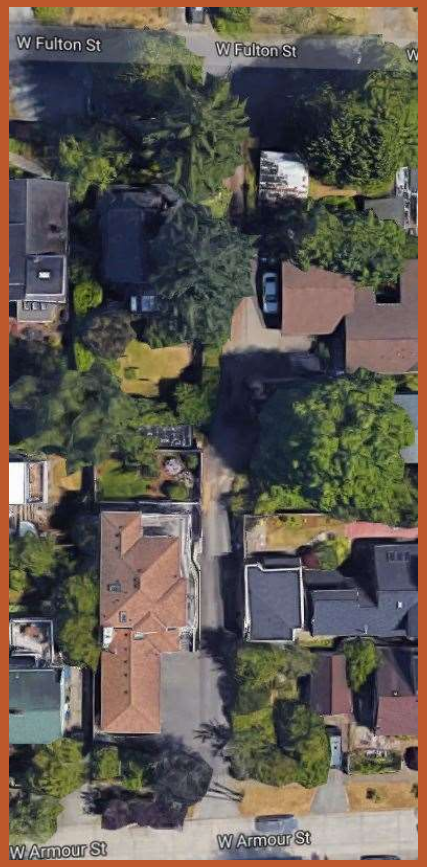
EXISTING STRUCTURE AS SEEN FROM FOURTH AVENUE W





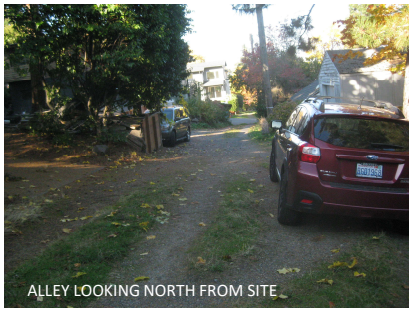
EXISTING SITE SURVEY

SITE ANALYSIS
ALLEY




ALLEY BEHIND SITE (LOOKING SOUTH"


ALLEY FACING GARAGE TO NORTH OF SITE


ALLEY LOOKING NORTH FROM SITE


LOOKING SOUTH DOWN ALLEY FROM SITE


ALLEY FACING FENCE AND GARAGE TO SOUTH OF SITE


ALLEY ENTRY


SITE FROM ALLEY


ALLEY FACING STRUCTURE TO WEST OF SITE


GARAGE ACCESSED FROM ALLEY

SITE ANALYSIS

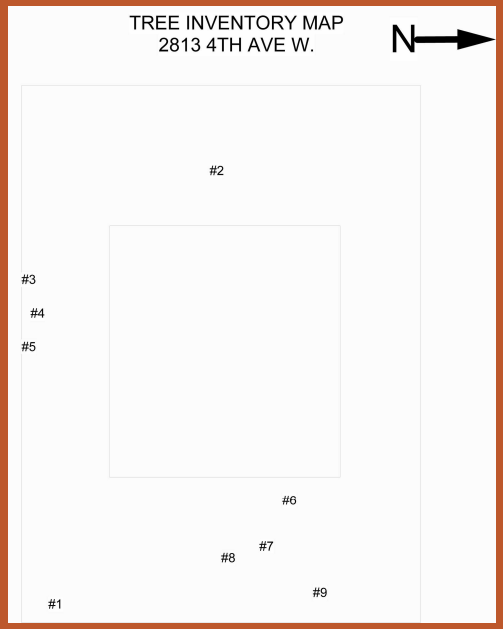
EXCEPTIONAL TREE ARBORIST REPORT

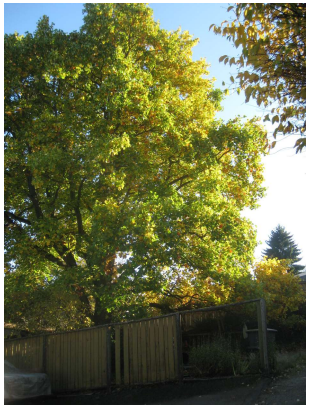
Species: Liriodendron tulipifera (tulip tree)

Diameter @ 54” above grade: 44”

Crown Diameter: 57’

The Arborists report from Shoffner Consultants is shown right.





SHOFFNER CONSULTING

21529 4th Ave. W #C31 Bothell, WA 98021 Mobile:(206)755-2871

October 6, 2017

Alex Mason
Legacy Group Capital
400 112th Ave. NE #300
Bellevue, WA
98004

RE: Tree Inventory - 2813 4th Ave. W. Seattle.

Alex:

This report is provided to address the tree located on the property at the address of 2813 4th Ave. W. in the City of Seattle, WA. I visited the site recently to observe the tree and the site conditions and to gather information for preparation of this report. Accompanying this report is a map showing the approximate locations of the trees

The City of Seattle Director's Rule 16-2008 specifies criteria by which trees are classified as exceptional and measures and restrictions for trees classified as such.

1. Site Conditions
The property upon which the trees are located in the west Fremont/north Queen Anne neighborhood. It and all the properties adjacent to it are developed with single family residences. The property slopes downward slightly from the west to the east.

2. Tree Inventory
The accompanying inventory map shows the approximate locations of the trees on the lot. It is not to scale and not accurate, but is only fore reference. The survey may show that some of the trees are not on the property. Following is the information I gathered on the trees. The numbers are only for reference to the map. I did not tag the trees. The colum "Dsh" is diameter at 54" above grade, and "CD" is crown diameter in feet.

#	Species	Dsh	CD	Condition and Status
1	Cypress (*Chamaecyparis* sp.)	14"	22'	Good condition and health. Not exceptional.
2	Tulip tree (*Liriodendron tulipifera*)	44"	57'	Good condition and health. Large and old. Meets the threshold diameter to be classified as exceptional (30").

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#	Species	Dsh	CD	Condition and Status
3	Austrian black pine (*Pinus nigra*)	10"	14'	Good condition and health. Not exceptional.
4	Staghorn sumac (*Rhus typhina*)	8"	14'	Good condition and health. Not exceptional.
5	Staghorn sumac	10"	16'	Good condition and health. Not exceptional.
6	Staghorn sumac	m.t. 5"	14'	Good condition and health. Not exceptional.
7	Staghorn sumac	8"	14'	Good condition and health. Not exceptional.
8	Korean dogwood (*Comus kousa*)	8"	12'	Good condition and health. Not exceptional.
9	Cypress	15"	16'	Good condition and health. Not exceptional.

Only tree #2 meets the threshold diameter to be classified as exceptional, therefore it is the only tree that is required to be retained.

3. City of Seattle Tree Retention and Protection Requirements
Tree #2 is required to be retained and protected through development. The following guidelines are to included in planning re-development of the property:

- No impacts (permanent or temporary) are allowed within the inner root zone. For this tree, with a dripline radius of 28.5', the inner root zone is the inner 14.25' of the dripline.
- No more than 1/3 of the total area of the outer root zone is allowed to be impacted permanently or temporarily (for example, for construction access, over-excavation, landscaping, etc). For this tree, 1/3 of the ORZ is 638 square feet.

4. Use of This Report and Limitations
This report is provided to Legacy Group Capital as a means of reporting on the tree inventory conducted on the property at the address of 2813 in Seattle, WA. Trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore these assessments pertain only for those noted on the day of their evaluation. Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to

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or following development of the property. Finally, I cannot guarantee that the City of Seattle will agree with my findings presented in this report.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A.
CTRA #1759

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SITE ANALYSIS

EXISTING TREE

The plan to the right shows the development potential while retaining the tree without intruding on the tree's canopy/dripline.

Development requires eliminating side and front setbacks via the adjustment process. This eliminates fenestration facing out of the site and modulation, including eaves. It also eliminates the parking on the site. Not intruding into the canopy also eliminates a path and stair to the alley as well as requiring an awkward trash/recycling area.

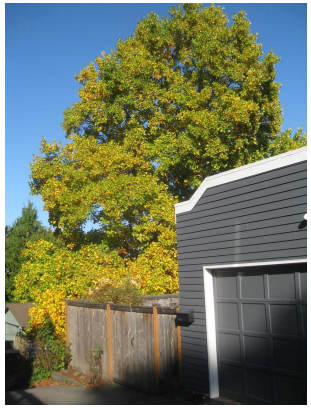
Access to the units must be east facing, as that is the only side available for fenestration. Pathways must cross beneath the tree. The proposed central courtyard is lost as well as opportunities for bioretention planters. Access from the West Parcel also will encroach into dripline and limits the recycling and trash area.

Additionally, the layouts of the units are less than 15' and rooms are minimally sized. Required egress from the lower level requires a window well for Unit A1 and an indent in the structure to provide an opening minimum 3' from the property line, which may not be allowed as it requires egress through and adjacent property.

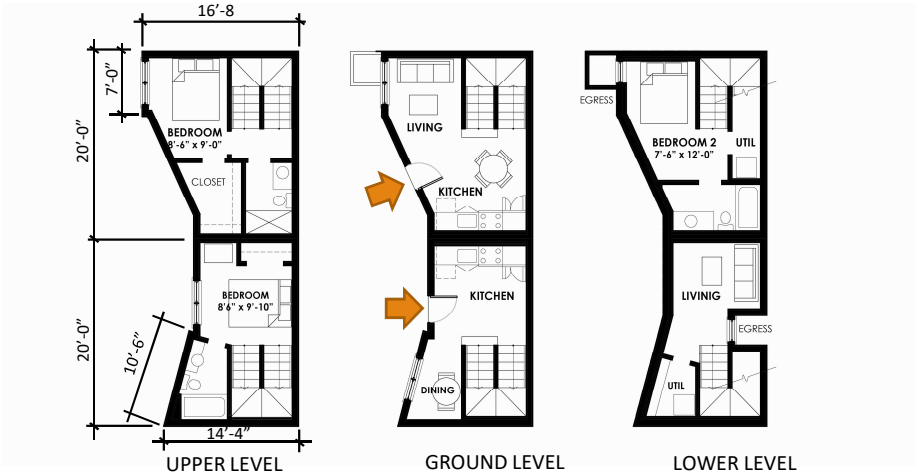
Development potential is reduced to 1297sf (FAR).

Maximum allowable FAR = 2958sf x 1.1 = 3253.8sf

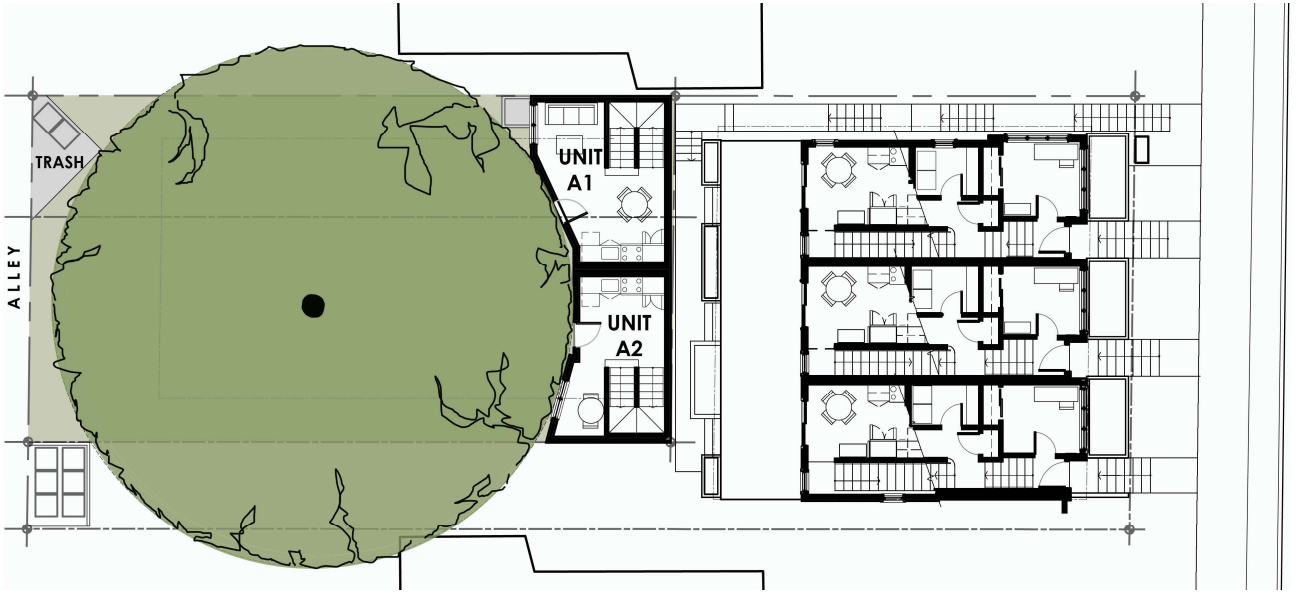
UNIT FAR:	NORTH	SOUTH
LOWER LEVEL	227sf	174sf
GROUND LEVEL	246sf	202sf
UPPER LEVEL	246sf	202sf
TOTAL	**719sf**	**578sf**



VIEW OF TREE FROM ALLEY



UPPER LEVEL GROUND LEVEL LOWER LEVEL



SITE ANALYSIS
SMC 25.11.070

This project requests that the exceptional tree be allowed to be removed as it places an undue burden on development of the site.

The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to Title 23 cannot be achieved while avoiding the tree protection area through the following:

The basic tree protection area shall be the area within the drip line of the tree.

Tree replacement in accordance with SMC 25.11.090 shall be provided.

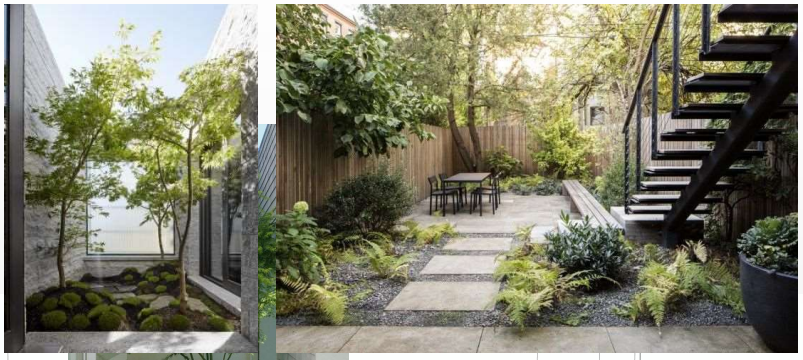
NOTE: The diagram page 11 utilizes all available adjustments and departures (reduced setbacks & reduced parking). SMC 25.11.070A2.b: Increase in permitted height does not apply to this site (LR1 allowable height is not 40').

25.11.070 - Tree protection on sites undergoing development in Lowrise zones
The provisions in this Section 25.11.070 apply in Lowrise zones.
A.Exceptional trees

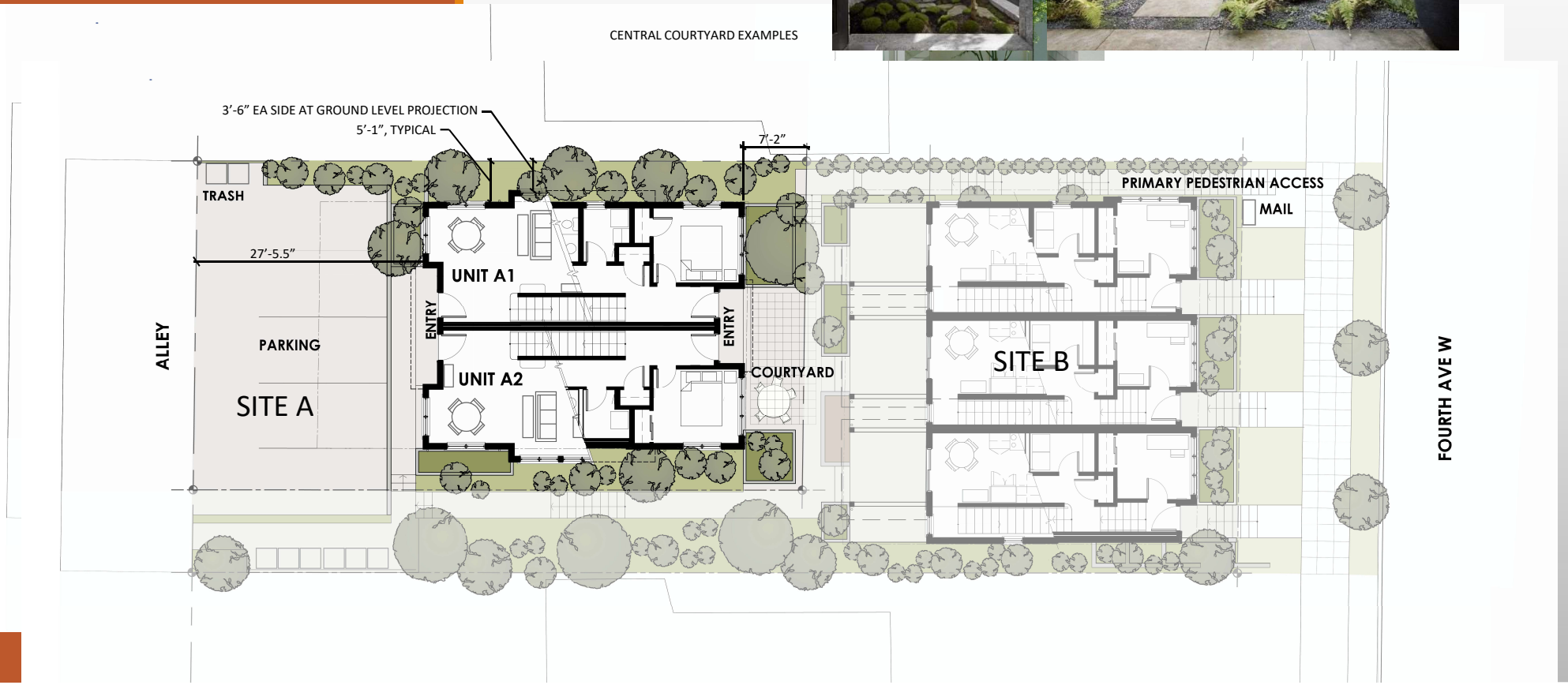
- 1. If the Director determines that there is an exceptional tree located on the lot of a proposed development and the tree is not proposed to be preserved, the development shall go through streamlined design review as provided in Section 23.41.018 if the project falls below the thresholds for design review established in Section 23.41.004.
- 2. The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to Title 23 cannot be achieved while avoiding the tree protection area through the following:
  - A .Development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012.
  - b. An increase in the permitted height as follows under subsection 25.11.070.A.3.
- 3. In order to preserve an exceptional tree, the following exceptions are allowed:
  - a. For a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of subsection 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50 feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.
  - b. Parking reduction. A reduction in the parking quantity required by Section 23.54.015 and the standards of Section 23.54.030 may be permitted in order to protect an exceptional tree if the reduction would result in a project that would avoid the tree protection area.

25.11.090 - Tree replacement and site restoration.
A. Each exceptional tree and tree over two (2) feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property.

ARCHITECTURAL CONCEPT
PROPOSED FULL SITE PLAN



CENTRAL COURTYARD EXAMPLES



ARCHITECTURAL CONCEPT
PROPOSED SITE PLAN

The project's site plan provides parking for two parcels off the alley and creates a communal courtyard centered in the site. Primary pedestrian access from Fourth is provided up a set of stairs on the north side of the front parcel. Entries are provided facing both the alley and the courtyard. A larger scale tree in the center of the site is planned to be a central feature.

Two adjustments are requested. A maximum 24" intrusion is requested into the side setbacks to provide modulation that is in keeping with other existing homes in the neighborhood. The goal is to retain a residential feel and scale on the project. (Note: the current plan shows an 18" intrusion)

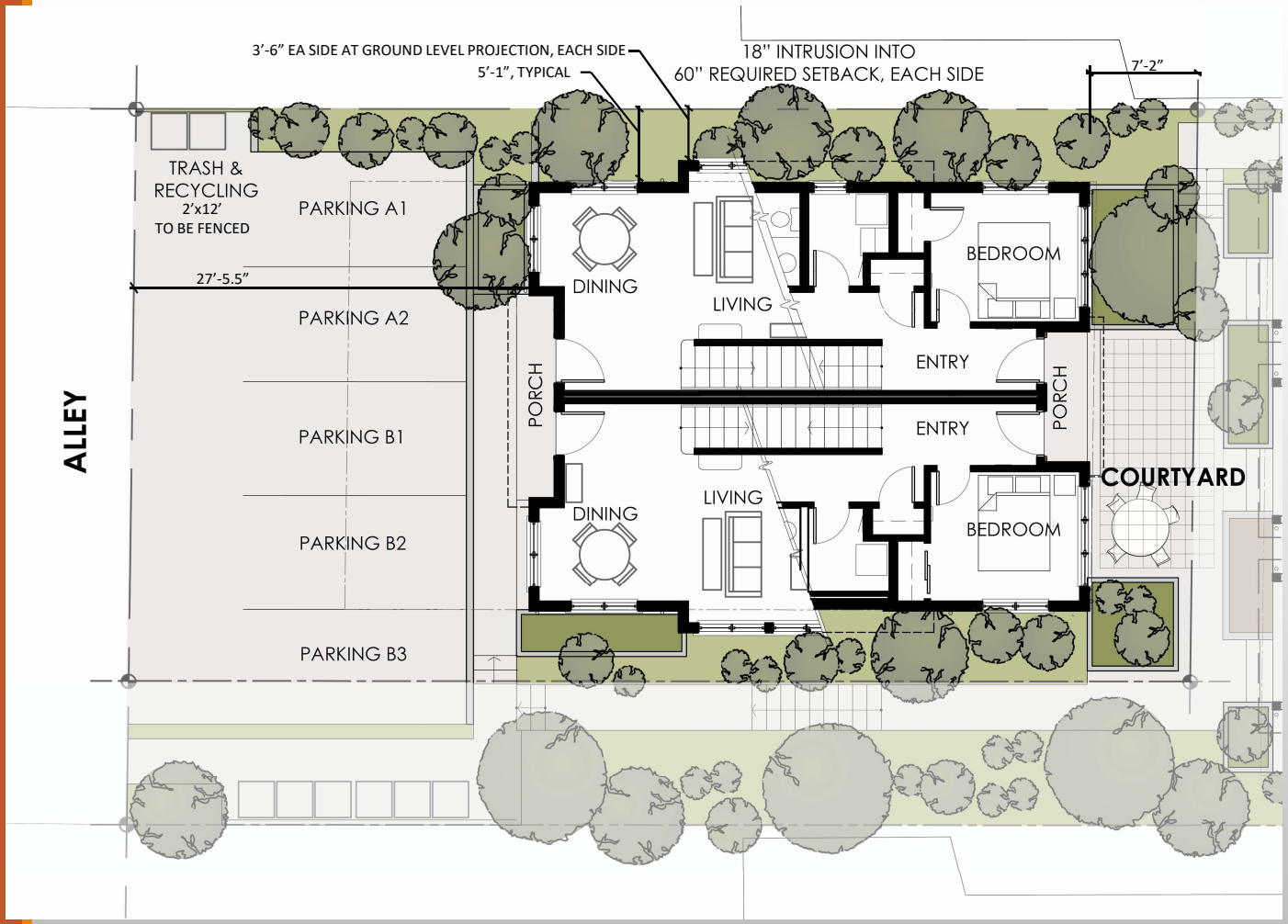
Applicable Guidelines: (see also page 16 & 24)

CS3.A.1: Fitting Old and New Together. To achieve compatibility with the existing residential buildings found in the neighborhood, providing small protrusions on each side of the building better relates to the proportion of existing context.

CS3.A.3 Established Neighborhoods. The neighborhood, particularly this block, is dominated by older, single family homes with relatively small massing moves. Providing similar sized and located modulation better integrates the project into surrounding context. The intent is to provide a building that compliments those structures.

DC2.A. 2. Reduce Perceived Massing. Providing small, residentially scaled massing at mid level creates a more intimate relationship to the site. The better meets the intent of the guidelines with the overhanging bays as the overall massing is broken down and does not appear as one large box, which would be less in keeping with the existing context.

CENTRAL COURTYARD EXAMPLES



ARCHITECTURAL CONCEPT
PROPOSED LIGHTING PLAN

Lighting is intended to provide safety and convenience lighting only. Highlighting pedestrian access points, pathway and landscape lighting shall be located to provide minimal light spread. Doorways and porches shall be lit by recessed downlights. Sidewall mounted path lighting lights steps while downward pointing wall mounted light fixtures provide general path lighting. The mail box and parking area will have a post mounted light fixture, highlighting the start of the site steps.

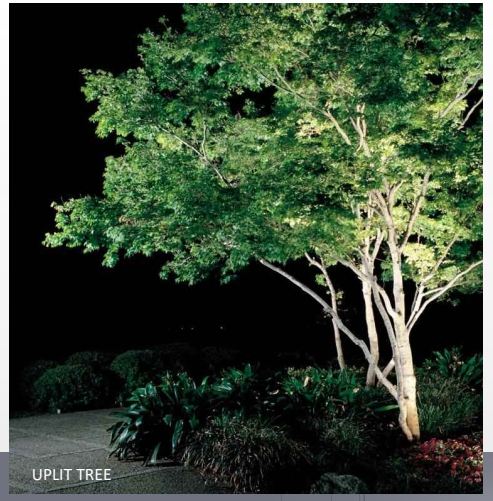
Uplighting of specific trees provide general landscape lighting where landscaping is thicker and small pedestal type cast low level lighting along walkways.

Existing street and alley cobra style lighting remain to light the right-of-way.


WALL MOUNTED FIXTURE


RECESSED FIXTURE


SIDEWALL FIXTURE


UPLIT TREE


POST MOUNTED LIGHTING


PATWHWAY LIGHTING

ARCHITECTURAL CONCEPT

INSPIRATION IMAGES

The intent of the project is to provide a residentially scaled project that compliments the neighborhood, picking up cues from the existing structures. Houses in the neighborhood have a predominance of ganged windows, pitched roofs, porches, and a combination of painted traditional siding.

KEY DESIGN GUIDELINES

CS1 Natural Systems and Site Features
- C. Topography

CS2 Urban Pattern and Form
- C. Relationship to the block

CS3 Architectural Context and Character
- A. Emphasizing Positive Neighborhood Attributes

PL3 Street Level Interaction
- C. Residential Edges

DC2 Architectural Concept
- D. Scale and Texture

DC4 Materials
- A. Exterior Elements and Finishes

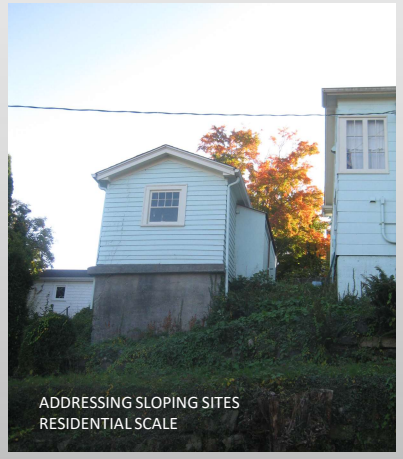

CONTEMPORARY INTERPRETATION OF TRADITIONAL FORMS AND MATERIALS


RESIDENTIAL SCALE AND MATERIALS


SITE ACCESS WITH STEEP TOPOGRAPHY


RESIDENTIAL MATERIALS AND FORMS

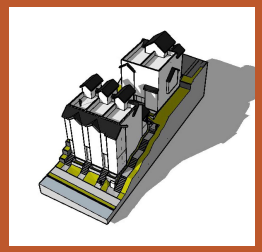

MIDBLOCK STRUCTURE WITH POSITIVE RESIDENTIAL CHARACTER


ADDRESSING SLOPING SITES
RESIDENTIAL SCALE


CLEAR RESIENTIAL ENTRIES

ARCHITECTURAL CONCEPT

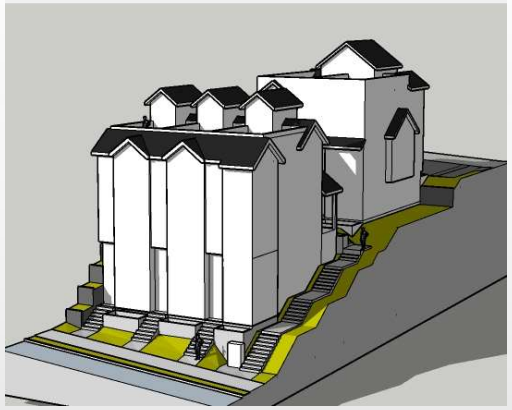
MASSING



The design strives to provide a residential and human scale, working with the topography. Overhangs, changes in plane, and pitched rooflines add to the site experience.

LOOKING UP THE STAIRS TOWARDS THE SITE FROM FOURTH AVE

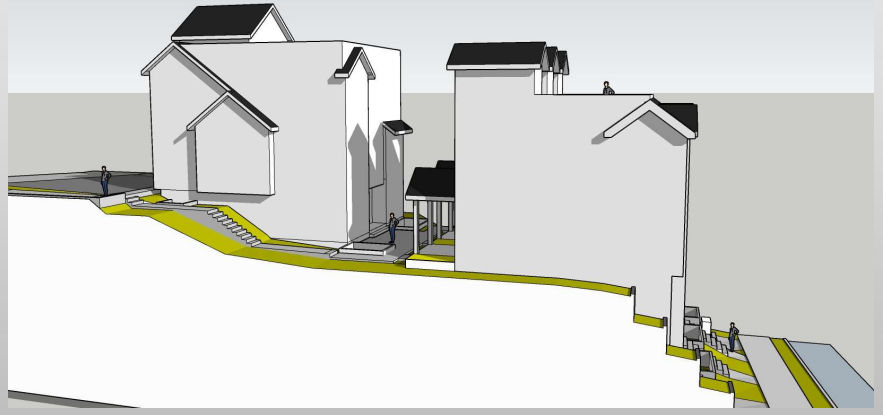
LOOKING SE TOWARDS THE PROJECT



ALLEY VEW FROM ABOVE

LOOKING NE TOWARDS SITE

VIEW OF THE SITE LOOKING NORTH



ARCHITECTURAL CONCEPT

ELEVATIONS

Materials

Painted fiber cement panels Board and Batten
Benjamin Moore 2142-60 “November Rain”

Painted fiber cement Shingle
Benjamin Moore 2142-60 “November Rain”

Painted trim
Benjamin Moore 2142-60 “November Rain”

Black vinyl windows
Manufacturer’s standard

Asphalt composition roofing
Manufacturer’s standard, dark grey

Black metal gutters & downspouts
Manufacturer’s standard

Exposed concrete
Natural Finish


PAINTED BOARD & BATTEN


PAINTED SHINGLE


BLACK VINYL WINDOW


BLACK METAL DOWNSPOUTS AND GUTTERS


COMP ROOFING


EXPOSED CONCRETE


ALLEY FACING ELEVATION

ARCHITECTURAL CONCEPT

SITE ELEVATIONS

Creating a variety of modulation, window patterns, and rooflines help fit into the neighborhood.

Varied materials and different roof rooflines give the project the sense of being one building.

Lush planting surround the buildings.

PROJECTION WINDOW

SOUTH SITE ELEVATION (SITE A TO LEFT)

ARCHITECTURAL CONCEPT

SITE ELEVATIONS

Side elevations mimic existing hillside homes with varied windows, steep sloped rooflines, projections, and porches.

NEARBY HOUSE

NORTH SITE ELEVATION (SITE B TO RIGHT)

ARCHITECTURAL CONCEPT

ELEVATIONS

Bioretention planters are located throughout the site and are integrated into the landscaping. The intent is to integrate them into the overall site to enhance entrances and define spaces.

COURTYARD FACING ELEVATION
SITE A

COURTYARD FACING ELEVATION
SITE B

ARCHITECTURAL CONCEPT

SITE ELEVATIONS

Access to the site from Fourth will be up a concrete stair. Several examples exist in the neighborhood, many of which are simple, concrete stairs with metal railings. The stairway is meant to be clear, simple access to the center or the site. The entrance, via the stairway, leads to the communal courtyard, which allows access to all units.

Addresses are meant to be subtle and plain. Mail is accessed off a concrete path to the stairs.

HOUSE TO SOUTH OF SITE

HOUSE TO NORTH OF SITE

ADDRESS NUMBERS IMPRINTED INTO CONCRETE

CONCRETE SITE STEPS

FOURTH AVENUE ELEVATION

ARCHITETURAL CONCEPT

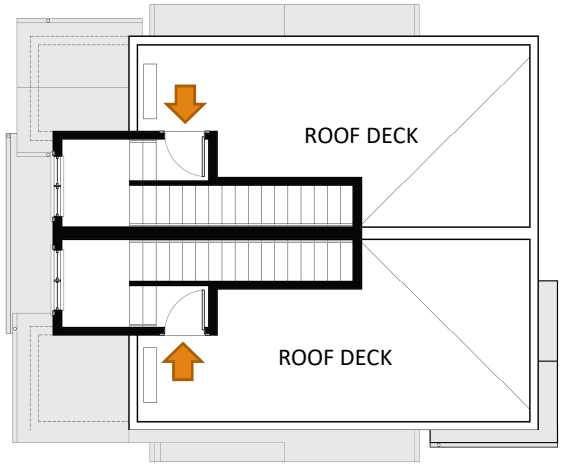
UNIT PLANS

Each unit is three stories with rooftop deck access. The units are three bedroom, two bath and have an overall FAR of 3140.9sf.

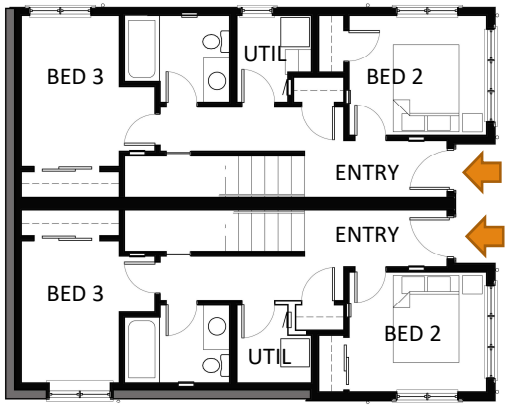
Dining rooms are at grade facing the alley while the kitchens overlook the courtyard. Rooftop decks and upper levels will capture the views of the city while maintaining privacy from neighbors.

UNIT FAR

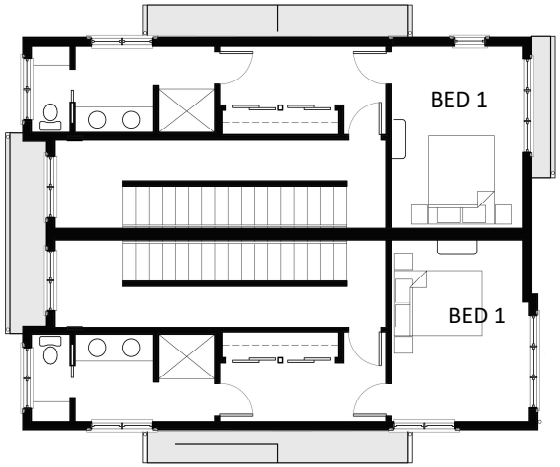
LOWER LEVEL	500.0sf	484.1sf
GROUND LEVEL	528.2sf	528.2sf
UPPER LEVEL	499.3	503.5SF
ROOF LEVEL	48.8sf	48.8sf
TOTAL	**1576.3sf**	**1564.6sf**



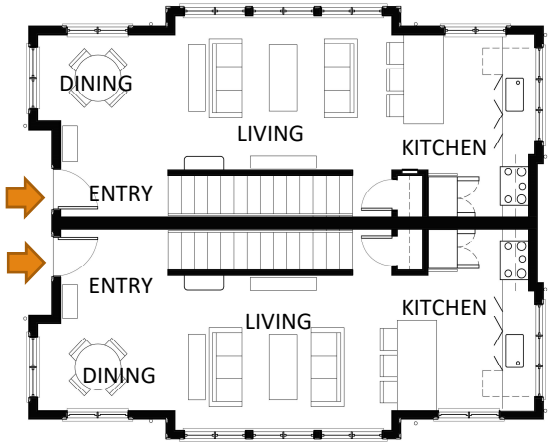
ROOF LEVEL



LOWER LEVEL



UPPER LEVEL



GROUND LEVEL

ADJUSTMENTS

Two adjustments are requested. The adjustments are the same on each of the north and south facing facades. Each adjustment is a 1’-8”x18’-0(27sf) encroachment into the side setback. The encroachments are one story tall, with a pitched roof. The eave of the roof extends another 12” into the setback. The adjustments provide for massing modulation consistent with existing structures in the neighborhood (. The modulation maintains a minimum of 36” from property lines, allowing up to 25% of fenestration, better meeting the intent of several guidelines (see below and right). The intent is to maximize the fenestration in a similar fashion as shown in images, right. Images (right) show examples of nearby existing structures with side facing protruding bays, similar to those proposed.

CS3.A.1: Fitting Old and New Together. To achieve compatibility with the existing residential buildings found in the neighborhood, providing small protrusions on each side of the building better relates to the proportion of existing context.

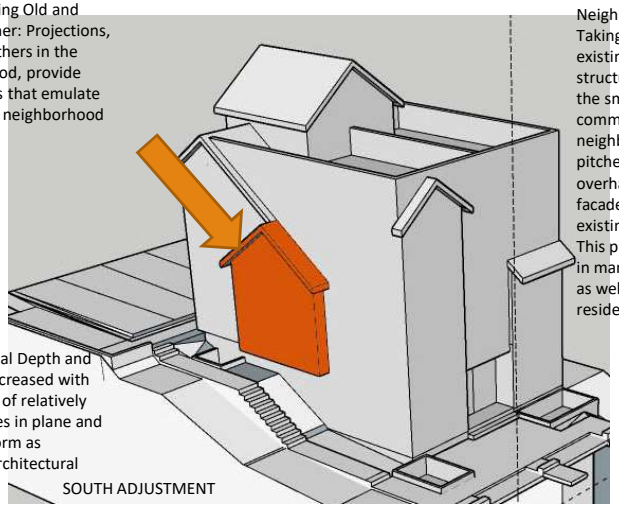
CS3.A.3 Established Neighborhoods. The neighborhood, particularly this block, is dominated by older, single family homes with relatively small massing moves. Providing similar sized and located modulation better integrates the project into surrounding context. The intent is to provide a building that compliments those structures.

DC2.A. 2. Reduce Perceived Massing. Providing small, residentially scaled massing at mid level creates a more intimate relationship to the site. This better meets the intent of the guidelines with the overhanging bays as the overall massing is broken down and does not appear as one large box, which would be less in keeping with the existing context.

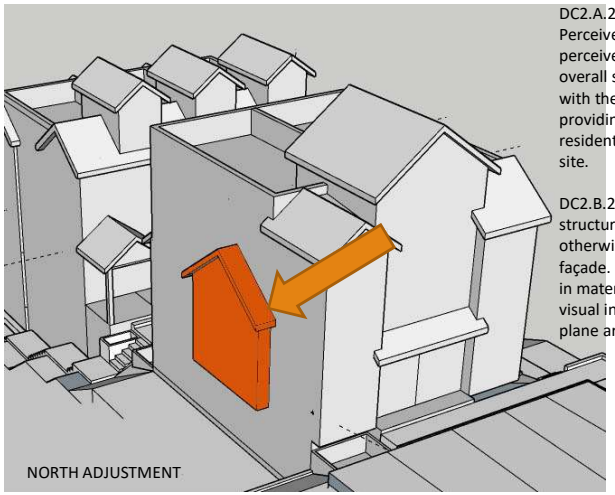
2813 FOURTH AVENUE WEST

CS3.A.1 Fitting Old and New Together: Projections, similar to others in the neighborhood, provide side facades that emulate the existing neighborhood patterns.

DC2.C.1 Visual Depth and Interest is increased with the addition of relatively small changes in plane and projecting form as secondary architectural elements.



SOUTH ADJUSTMENT



NORTH ADJUSTMENT

DC2.C.3 Fit With Neighboring Buildings: Taking cues from other existing residential structures (examples right), the small projecting bay is commonly found in the neighborhood. Utilizing a pitched roof with overhangs on the side facades emulates the existing built environment. This practice can be found in many of the local styles as well as eras of residences.

DC2.A.2 Reducing Perceived Mass: The perceived mass of the overall structure is reduced with the small projection, providing an appropriately residential response to the site.

DC2.B.2 Blank Walls: The structure would have an otherwise unmodulated façade. Although changes in material provide some visual interest, changes in plane are more successful.